



Building Division

Detached Garage

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Information for one-story wood frame private garages accessory to one- and two-family dwellings.

Planning & Zoning Division

Phone 892-5130

Fax 892-5155

- ▢ **SITE PLAN** Submit accurate site plan for review and approval, which includes:
 - ◆ Location of the proposed garage and any other buildings or structures on property
 - ◆ Distances from buildings and structures to property lines and to other buildings
 - ◆ Show easements, drainage, road right-of-way, well and septic system
 - ◆ If all Zoning requirements are met, Planning & Zoning will forward the approved site plan and zoning review to the Building Division. (Required prior to issuance of the building permit)
- ▢ Contact the Planning & Zoning Division for setback and other zoning requirements

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- ▢ **BUILDING PERMIT APPLICATION**
 - ◆ Submit two sets of building plans for review and approval or
 - ◆ Fill out the information on the following pages of this form
 - ◆ Building Permit fees are based on the area of the garage; call for permit fee estimates
- ▢ **LIMITATIONS**
 - ◆ A floating slab foundation as illustrated is limited to 1,250 square feet for one story
 - ◆ Continuous frost footings minimum 8" wide and 42" below finished grade are required for any of the following conditions:
 - ✧ Detached garages exceeding 1,250 square feet and/or exceeding one story
 - ✧ Garages attached to dwellings; ask for the information sheet on attached garages
 - ✧ Masonry veneer, concrete block walls and concrete walls
 - ✧ Garages with bathrooms
 - ✧ Garages constructed or converted for other uses (such as business or office use)
- ▢ **ADDITIONAL PLANS AND INFORMATION REQUIRED FOR**
 - ◆ Gambrel roof or unconventional roof framing
 - ◆ Attic storage area and/or stairs to storage area
 - ◆ Any use other than a building accessory to one and two family dwellings
- ▢ **ADDITIONAL PERMITS REQUIRED**
 - ◆ Separate Electrical, Mechanical, and Plumbing Permits (when applicable) are required for work performed in these trades; for example:
 - ✧ **Electrical:** If electrical is run to garage, at least one GFCI outlet, one inside lighting outlet and one lighting outlet on the exterior side of each service door are required
 - ✧ **Mechanical:** Suspended gas fired heater, gas piping or HVAC work
 - ✧ **Plumbing:** Installation of a sink, bathroom or other plumbing work
 - ◆ Contractors licensed in the respective trade must obtain these permits and perform the work
 - ◆ A homeowner may qualify to obtain a mechanical or plumbing permit and perform the respective work through testing. Iowa law will not allow homeowners to perform electrical work on accessory buildings. Inquire at the Building Division.
- ▢ **Inspections Required**
 - ◆ Footings when excavation is complete and forms are set and before concrete is poured
 - ◆ Rough Electrical, Mechanical, and Plumbing (when applicable)
 - ◆ Rough Frame
 - ◆ Final Inspection prior to occupancy, **Certificate of Occupancy** is required.

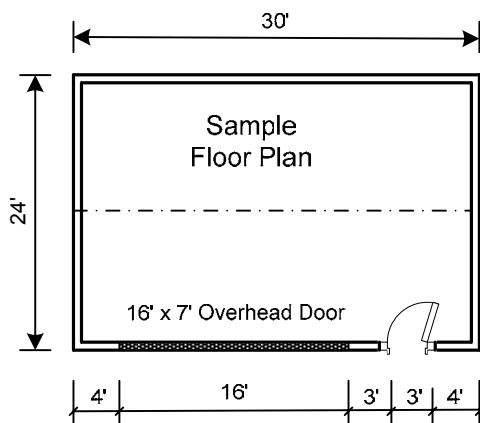
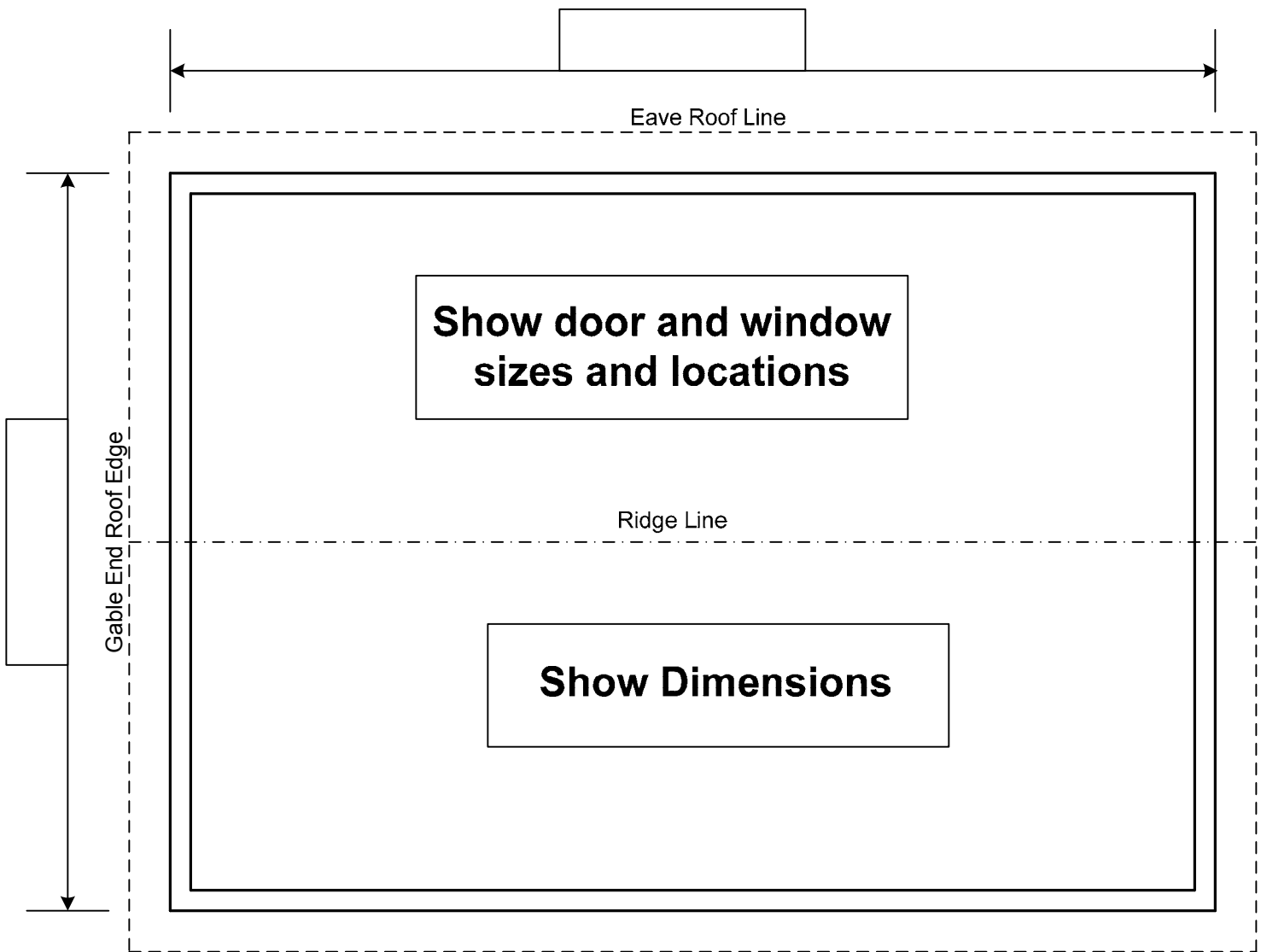
→ Siding ☐ Vinyl ☐ Other siding _____

DOORS and WINDOWS:

Doors: ☐ swing out ☐ swing in ☐ sliding

	Quantity	Width	x	Height		Quantity	Width	x	Height
			x	6'-8"			3'-0" or 2'-8"	x	6'-8"
Door Headers:		2"	x				2"	x	
Windows:			x					x	
Window Headers:		2"	x				2"	x	

Floating Slab Foundation---Limited to 1,250 square feet and one story



Floor Plan

Floating Slab Foundation---Limited to 1,250 square feet and one story

